

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



June 10, 2011

Bob Leigh, Fire Chief
City of Santee
10601 Magnolia Avenue
Santee, CA 92071

Dear Mr. Leigh:

This letter is to acknowledge receipt on June 9, 2011 of the City of Santee submittal pertaining to Ordinance Nos. 500 and 506 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Rob McNelis
John W. Minto
John Ryan

CITY MANAGER
Keith Till

June 3, 2011

California Building Standards Commission
2525 Natomas park Drive, Suite 130
Sacramento, CA 95833

Re: Filing of City of Santee Fire Code Ordinance with Local Amendments

Pursuant to Section 17958.7a of the California Health and Safety Code, the attached are the Findings of Fact and the Adoptive Ordinances adopting and amending the 2010 California Fire Code. During the process the Santee City Council adopted the California Fire Code and several amendments with Ordinance 500 on January 12, 2011. Two of the proposed amendments were withheld from the adoption process at the request of the City Council for further review and revision. In a further action the City Council adopted these two previously proposed amendments after revision with Ordinance 506 on April 27, 2011. Therefore we are sending certified copies of both ordinances for file.

To illustrate to the City Council the importance of validating amendments made to the California Fire Code by express findings of fact based on local climatic, geological and topographical conditions, we include these findings in Section 1 of each ordinance.

Included for your review are the two Ordinances adopting and amending the California Fire Code, a table indicating the modifications expressly marked, and the findings of fact to modify the Code based on local climatic, geological and topographical conditions. These amendments were adopted the City Council of the City of Santee to provide an adequate level of fire and life safety protection to the community and its citizens

The City of Santee was incorporated in 1980 and has a population of 54,700 residents. Located just east of the City of San Diego, Santee encompasses an area of 17 square miles.

The attached information provides substantial justification for our Findings of Fact in support of our amendments.

Sincerely,

Bob Leigh, Fire Chief

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The following are the express findings of fact for the City of Santee amendments to the California Fire Code based on our local climatic, topographic and geologic conditions.

"C" Climatic Conditions

The City of Santee is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry foehn (Santa Ana) winds, which may reach speeds of 45 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger.

The local climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Santee Fire Department's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.

These dry climatic conditions and winds can contribute to the rapid spread of fires. Fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal Fire Department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

"T" Topographical Conditions

Natural slopes of 15 percent or greater generally occur in the foothills of Santee. Several developments are currently planned for these hillsides and future development may potentially occur in such areas. Greater constraints in terrain accompany development of hillside areas.

As the population increases throughout the region, the amount of traffic will continue to grow, creating an artificial obstructive topographical condition. Although future improvements planned for Highway 52 will help alleviate traffic congestion in Santee, traffic will continue to be a region-wide challenge. The three major highways (Hwy. 67, Hwy. 125, and Hwy. 52) that traverse through the City support the transportation of hazardous materials. The eventual release or threatened release of hazardous materials along one of these highways is possible, given the volume transported daily. The City is also transected by a mass transit trolley line that begins in the City of San Diego and terminates in the City of Santee. The Trolley operates throughout



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the day and delays emergency vehicles on a daily basis. These conditions will negatively affect access and the Fire Department's ability to deliver service.

These topographical conditions combine to create a situation that places Fire Department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

"G" Geological Conditions

The City of Santee is situated near three major earthquake faults, each capable of generating quakes with a magnitude of up to 7.0. These faults are: the Elsinore Fault, approximately 20 miles northeast of Santee; the Rose Canyon Fault, which extends south from La Jolla Cove, through Rose Canyon and west into San Diego; and the Coronado Banks Fault, which extends from the north to south direction, just off the Southern California coastline. In as much as these faults are considered major California earthquake faults, subject to becoming active at any time, the City of Santee is particularly vulnerable to devastation requiring significant emergency response, should an earthquake of such magnitude occur.

According to the soil ratings devised by the National Earthquake Hazards Reduction Program (NEHRP), certain portions of the City (through the San Diego River bed) has soft soils that are subject to a risk of Liquefaction in the event of an earthquake. Additionally, this same low lying portion of the City is within a "High Risk Dam Inundation" area subject to severe flooding from the San Vicente and El Capitan Reservoirs in the event of a Dam failure. The potential effects include isolating the City from the north and south due to the potential of flood through the river bed. Additional potential situations inherent in an earthquake situation include: water main breaks, broken natural gas mains causing structure and other fires, possible leakage of hazardous materials, the need for rescues from collapsed structures, and the rendering of first aid and other medical attention to large numbers of people.



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2010 California Fire Code Amendment Matrix

<u>Code Section</u>	<u>Title</u>	<u>Change</u>	<u>Justification</u>
307.4.3	Portable outdoor fireplaces	Add	C,T
307.4.3.1	Manufacturers instructions	Add	C,T
307.4.3.2	Steel construction	Add	C,T
307.4.3.3	Spark arrestor	Add	C,T
307.4.3.4	Noncombustible surface	Add	C,T
307.4.3.5	Away from combustibles	Add	C,T
307.4.3.6	Supervised at all times	Add	C,T
307.4.3.7	Garden hose/fire extinguisher	Add	C,T
307.4.3.8	Burning trash prohibited	Add	C,T
307.4.3.9	Fire code office discontinue use	Add	C,T
503.2.1	Fire access roads-width	Amend	C,T,G
503.2.3	Fire access roads-surface	Amend	C,T,G
503.7	Gates across fire access roads	Add	C,T,G
503.8	Automatic gates across fire access roads	Add	C,T,G
505.3	Map/directory	Add	C,T,G
903.2 (a)	Automatic fire sprinklers required	Add	C,T,G
903.2 (b)	Automatic fire sprinklers required additions	Add	C,T,G
903.2 (c)	Automatic fire sprinklers-R-1&2	Add	C,T,G
903.4.2	Alarms-Audio/visual device	Amend	C,T,G
905.3 (a)	Standpipes-parking garages	Amend	C,T,G
2206.2.3	Aboveground tanks outside limits	Amend	C
3310	Blasting	Add	C
3310.1	Blasting-scope	Add	C
3310.2	Grading permit required	Add	C
3310.3	Definitions	Add	C
3310.4	Blasting permit required	Add	C
3310.4.1	Prerequisites	Add	C
3310.4.2	Explosives permit-County required	Add	C
3310.4.3	Business license	Add	C
3310.4.4	Liability insurance	Add	C
3310.4.5	Blasters qualifications	Add	C
3310.5	Permit to blast-repository/renewal	Add	C
3310.5.1	Permit to blast-filing	Add	C
3310.5.2	Permit to blast-cancellation	Add	C
3310.5.3	Permit to blast-renewal	Add	C
3310.6	Blasting operation procedures	Add	C
3310.6.1	Notification of blasting operation	Add	C



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3310.6.2	Inspections	Add	C
3310.6.3	Inspection report	Add	C
3310.6.4	Inspection waiver report	Add	C
3310.6.5	Blasting hours	Add	C
3310.6.6	Fire department inspections	Add	C
3310.6.7	Fire department witness of blasting	Add	C
3310.6.8	Blast notification to fire department	Add	C
3310.6.9	Seismograph monitoring	Add	C
3310.6.10	Confiscation	Add	C
3310.8	Complaints regarding blasting operations	Add	C
3310.9	Fee for permit to blast	Add	C
3310.10	Fire department conditions	Add	C
4903	WUI-Fire protection plan	Amend	C,T
4905.2	Construction methods and requirements	Amend	C,T
4905.2.1	Construction materials-FHSZ & WUI	Amend	C,T
4905.2.2	Roofing	Amend	C,T
4905.2.3	Vents	Amend	C,T
4905.2.4	Exterior covering	Amend	C,T
4905.2.5	Exterior windows and doors	Amend	C,T
4905.2.6	Decking	Amend	C,T
4905.2.7	Ancillary structures	Amend	C,T
4907.2	Fuel modified defensible space	Add	C,T
4907.2.1	Zone one	Add	C,T
4907.2.2	Zone two	Add	C,T
4907.2.3	Adjacent to roads	Add	C,T
4908	Special fire protection requirements	Add	C,T
4908.1	Combustible fencing	Add	C,T
4908.2	Outdoor fireplaces & grills	Add	C,T
4908.3	Spark arrestors	Add	C,T
4908.4	Storage of firewood	Add	C,T
4908.5	Water supply	Add	C,T
4908.6	Wildland access	Add	C,T

ORDINANCE NO. 500

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ADOPTING BY REFERENCE THE CALIFORNIA FIRE CODE, 2010 EDITION, WHICH INCORPORATES AND AMENDS THE INTERNATIONAL FIRE CODE, 2009 EDITION, WITH CERTAIN LOCAL AMENDMENTS, AND AMENDING CHAPTER 15.20 OF THE MUNICIPAL CODE

WHEREAS, Government Code Section 50022, et seq. and California Health & Safety Code Section 17922 empower the City of Santee ("City") to adopt by reference the California Building Standards Code, adopting certain uniform codes, including the California Fire Code, 2010 Edition, (which incorporates and amends the International Fire Code, 2009 Edition), with certain appendices and amendments; and

WHEREAS, California Health & Safety Code Section 17958.5 provides, in pertinent part, that a city may make such changes or modifications to the provisions published in the California Building Standards Code and other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, prior to making modifications permitted under California Health & Safety Code Section 17958.5, the City Council is required to make express findings that such modifications or changes are needed in accordance with California Health & Safety Code Section 17958.7; and

WHEREAS, the City desires to adopt the California Fire Code, 2010 Edition, which is a part of the California Building Standards Code, as adopted by the State of California Building Standards Commission in Title 24 of the California Code of Regulations ("CFC"), with necessary amendments to assure the CFC is tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the City Council held a public hearing on December 8, 2010 at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the CFC, as amended herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on November 10, 2010 and January 12, 2011; and

WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Santee, California, does ordain as follows:

SECTION 1 Findings. To the extent that the following changes and modifications to the CFC are deemed more restrictive than the standards contained in the CFC, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological, and topographical conditions:

ORDINANCE NO. 500

- A. Section 307.4.3 with subsections, Section 503.2.1, Section 503.2.3, Section 503.7, Section 503.8, Section 505.3, Section 903.2(a), Section 903.2(b), Section 903.2(c), Section 903.4.2, Section 905.3(a), Section 2206.2.3, Section 3310 with subsections, Section 4903, Section 4905.2 with subsections, Section 4907.2 with subsections, and Section 4908 with subsections.

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local climatic conditions consisting of the following:

1. The City of Santee is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry foehn (Santa Ana) winds, which may reach speeds of 45 m.p.h. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger.
 2. The local climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Santee Fire Department's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
 3. These dry climatic conditions and winds can contribute to the rapid spread of fires. Fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal Fire Department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.
- B. Section 307.4.3 with subsections, Section 503.2.1, Section 503.2.3, Section 503.7, Section 503.8, Section, 505.3, Section 903.2(a), Section 903.2(b), Section 903.2(c), Section 903.4.2, Section 905.3(a), Section 4903, Section 4905.2 with subsections, Section 4907.2 with subsections, and Section 4908 with subsections.

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local topographical conditions consisting of the following:

1. Natural slopes of 15 percent or greater generally occur in the foothills of Santee. Several developments are currently planned for these hillsides and future development may potentially occur in such areas. Greater constraints in terrain accompany development of hillside areas.

ORDINANCE NO. 500

2. As the population increases throughout the region, the amount of traffic will continue to grow, creating an artificial obstructive topographical condition. Although future improvements planned for Highway 52 will help alleviate traffic congestion in Santee, traffic will continue to be a region-wide challenge. The three major highways (Hwy. 67, Hwy. 125, and Hwy. 52) that traverse through the City support the transportation of hazardous materials. The eventual release or threatened release of hazardous materials along one of these highways is possible, given the volume transported daily. The City is also transected by a mass transit trolley line that begins in the City of San Diego and terminates in the City of Santee. The Trolley operates throughout the day and delays emergency vehicles on a daily basis. These conditions will negatively affect access and the Fire Department's ability to deliver service.

3. These topographical conditions combine to create a situation that places Fire Department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

- C. Section 503.2.1, Section 503.2.3, Section 503.7, Section 503.8, Section 505.3, Section 903.2(a), Section 903.2(b), Section 903.2(c), Section 903.4.2, Section 905.3(a).

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local geological conditions consisting of the following:

1. The City of Santee is situated near three major earthquake faults, each capable of generating quakes with a magnitude of up to 7.0. These faults are: the Elsinore Fault, approximately 20 miles northeast of Santee; the Rose Canyon Fault, which extends south from La Jolla Cove, through Rose Canyon and west into San Diego; and the Coronado Banks Fault, which extends from the north to south direction, just off the Southern California coastline. In as much as these faults are considered major California earthquake faults, subject to becoming active at any time, the City of Santee is particularly vulnerable to devastation requiring significant emergency response, should an earthquake of such magnitude occur.

2. According to the soil ratings devised by the National Earthquake Hazards Reduction Program (NEHRP), certain portions of the City (through the San Diego River bed) has soft soils that are subject to a risk of Liquefaction in the event of an earthquake. Additionally, this same low lying portion of the City is within a "High Risk Dam Inundation" area subject to severe flooding from the San Vicente and El Capitan Reservoirs in the event of a Dam failure. The potential effects include isolating the City from the north and south due to the potential of flood through the river bed. Additional potential situations inherent in an earthquake situation include: water main breaks, broken natural gas mains causing structure and other fires, possible leakage of hazardous materials, the need for rescues from collapsed structures, and the rendering of first aid and other medical attention to large numbers of people.

ORDINANCE NO. 500

SECTION 2 Adoption of International Fire Code. The following Section repeals and replaces Section 15.20.010 of the Santee Municipal Code.

Section 15.20.010

(A) There is hereby adopted by the City Council of the City of Santee for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain Code known as the International Fire Code, including Appendix Chapters 4, B, BB, C, CC, F, H and I published by the International Code Council, being particularly the 2009 Edition thereof and California Amendments thereto, as incorporated into California law under Title 24 of the California Code of Regulations, save and except such portions as are hereinafter deleted, modified or amended by Section 3 of this Ordinance.

(B) No less than three copies of these codes and standards have been, and are now filed in the office of the City Fire Department with one copy on file in the office of the City Clerk per Government Code Section 50022.6, and the same are adopted and incorporated as fully as if set out at length in this Chapter. From the date on which this Chapter shall take effect, the provisions thereof shall be controlling within the boundaries of the City.

SECTION 3 Amendments made in the California Fire Code. The following Section repeals and replaces Section 15.20.040 of the Santee Municipal Code.

Section 15.20.040. The California Fire Code, 2010 Edition, is amended and changed in the following respects:

CHAPTER 3 AMENDED - GENERAL PRECAUTIONS AGAINST FIRE

Section 307.4.3 is hereby amended and adding subsections 307.4.3.1 through 307.4.3.9 to read as follows:

307.4.3 Portable outdoor fireplaces. Portable outdoor fireplaces shall comply with all the following restrictions:

307.4.3.1 Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions. The use of washing machine tub fireplaces and other similar devices is prohibited within Santee City limits.

307.4.3.2 Portable outdoor fireplaces shall be constructed of steel or other approved non-combustible materials.

307.4.3.3 During operation, the portable outdoor fireplace shall be covered with a metal screen or welded or woven wire mesh spark arrestor with openings no larger than ¼ " to reduce airborne embers.

307.4.3.4 Portable outdoor fireplaces shall only be used on a non-combustible surface or bare ground, void of all vegetation.

ORDINANCE NO. 500

307.4.3.5 Portable outdoor fireplaces shall be operated at least 15 feet away from all combustible materials or structures and shall not be used under eaves, patio covers or other shade structures.

307.4.3.6 Portable outdoor fireplaces shall be supervised at all times and extinguished when no longer being used.

307.4.3.7 A garden hose or 4A fire extinguisher shall be readily available at all times when the outdoor portable fireplace is in operation.

307.4.3.8 The burning of trash, rubbish or paper products is strictly prohibited.

307.4.3.9 The fire code official or other fire department representative is authorized to order extinguishment at any time because of misuse, objectionable situation, hazardous weather, or any other safety concern.

CHAPTER 5 AMENDED - FIRE SERVICE FEATURES

Section 503.2.1 is hereby amended to read as follows:

503.2.1 Dimensions (Fire Apparatus Access Roads). Fire apparatus access roads shall have an unobstructed width of not less than 26 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches.

EXCEPTION: A fire apparatus access road may be reduced to an unobstructed width of not less than 16 feet (or other approved width) when in the opinion of the fire chief the number of vehicles using the roadway will not limit or impair adequate emergency fire department access.

Section 503.2.3 is hereby amended to read as follows:

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an approved paved surface. In new development, all underground utilities, hydrants, water mains, curbs, gutters and sidewalks must be installed and the drive surface shall be approved prior to combustibles being brought on site.

Section 503 is hereby amended by adding subsection 503.7 to read as follows:

503.7 Gates across fire apparatus access roads. All gates or other structures or devices which could obstruct fire access roadways or otherwise hinder emergency operations are prohibited unless they meet standards approved by the Fire Chief, and receive specific plan approval. Written plans shall be submitted for approval and approved prior to the installation of any gate or other similar obstruction. Gates shall be equipped with approved emergency locks or locking devices.

ORDINANCE NO. 500

503.8 Automatic gates. All automatic gates across fire apparatus access roads shall be equipped with approved emergency key switches. Gates serving more than four residential dwellings or gates serving projects that, in the opinion of the fire chief, require a more rapid emergency response, shall also be equipped with an approved strobe activating sensor(s) to open the gate upon approach of emergency apparatus. All gates shall have a manual release device to open the gate upon power failure.

Section 505 is hereby amended by adding subsection 505.3 to read as follows:

505.3 Map/Directory. A lighted directory map meeting current Santee Fire Department standards shall be installed at each driveway entrance or other approved location(s) to multiple unit residential projects 15 units or more and other occupancies when in the opinion of the fire chief the directory will enhance emergency response to the project.

CHAPTER 9 AMENDED – FIRE PROTECTION SYSTEMS

Section 903.2 is hereby amended adding subsections 903.2(a), 903.2(b), and 903.2(c) to read as follows:

903.2(a) Automatic fire sprinkler system required. The installation of an approved automatic fire sprinkler system shall be required in all buildings, regardless of size or occupancy, and irrespective of any occupancy or area separation. Sprinklers shall also be required in all additions made to existing buildings equipped with automatic fire sprinkler system. "Fire walls" and "Area or Occupancy Separation Walls" regardless of construction rating shall not constitute separate buildings for purposes of determining fire sprinkler requirements. An approved fire sprinkler system shall be required in an existing non-sprinklered building when a change of occupancy classification occurs.

EXCEPTION: Kiosks, sheds, out-buildings, small temporary buildings and other small buildings may not need an automatic fire sprinkler system if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

903.2(b) Automatic fire sprinkler system required additions. An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered buildings where structural additions are made greater than 3,000 square feet or resulting in a 50% increase in the size of the building. In this situation the entire building is required to be equipped with an approved automatic fire sprinkler system.

EXCEPTION: Group R, Division 3 occupancies.

ORDINANCE NO. 500

903.2(c) Automatic fire sprinkler system required, Group R, Division 1 & 2 occupancies, renovations. An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered Group R, Division 1 & 2 occupancies where significant renovations are conducted. Renovations may include but are not limited to, removal and replacement of interior surfaces or drywall, rewiring of electrical, significant re-plumbing, window replacement, exterior resurface, and roofing material.

Section 903.4.2 is hereby amended to read as follows:

903.4.2 Alarms. One or more exterior approved audio/visual device(s) shall be connected to every automatic sprinkler system in an approved location. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Section 905 is hereby amended to read as follows:

905.3(a) Required installations. A wet standpipe system shall be installed in all levels of any parking structures below or above grade.

CHAPTER 22 AMENDED - MOTOR VEHICLE FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

Section 2206.2.3 is hereby amended to read as follows:

2206.2.3 Above-ground tanks located outside, above grade, exception 3.

3. Tanks containing fuels shall not exceed 1,500 gallons of Class I liquids, 12,000 gallons of Class II liquids in individual capacity and 26,000 gallons in aggregate capacity. Installations with the maximum allowable capacity shall be separated from other installations by not less than 100 feet.

CHAPTER 33 AMENDED - EXPLOSIVES AND FIREWORKS

Chapter 33 is hereby amended by adding section 3310 to read as follows:

3310 Blasting

3310.1 Scope. Section 3310 is intended to regulate blasting operations within the City of Santee.

3310.2 Grading permit required. Section 3310 shall apply to any project or construction operation where a grading permit is required. A grading permit must be approved and issued by the Engineering Department of the City of Santee prior to the issuance of a blasting permit issued by the Fire Department for blasting at construction sites.

ORDINANCE NO. 500

3310.3 Definitions. For the purpose of this Division the following definitions shall apply:

Approved Blaster is a blaster who has been approved by the Fire Chief to conduct blasting operations in the City of Santee and who has been placed on the list of approved blasters.

Blaster is any person, corporation, contractor or other entity who uses, ignites, or sets off an explosive device or material.

Inspector is any person who has been approved by the Fire Chief to conduct pre and post blast inspections in the City of Santee.

Blasting Operations shall mean the use of an explosive device or explosive materials to destroy, modify, obliterate, or remove any obstruction of any kind from a piece of property.

Minor Blasting is any blasting operation associated with trenching operations, digging holes for utility poles, and other single shot operations.

Major Blasting is any other type of blasting operation.

Permit for Blasting is a written document issued by the Santee Fire Department wherein the blaster is given permission to blast within the City of Santee under specific terms and conditions for the operation.

Certificate of Insurance is a written document issued by an insurance company authorized to do business in the State of California stating that the insurance company has issued a policy of liability insurance covering property damage and bodily injuries resulting from blasting operations occurring in the City of Santee.

Explosive Permit is a written document issued by the San Diego County Sheriff's Department pursuant to Section 12000, et seq. of the California Health and Safety Code wherein the Sheriff's Department allows blasting with explosives to be done by the permittee under the conditions specified therein.

3310.4 Permit to Blast: All blasting operations within the City of Santee are prohibited unless a permitted by the Santee Fire Department.

3310.4.1 Prerequisites. No Permit to Blast shall be granted or obtained unless the prerequisite conditions listed below are complied with and proof provided to the satisfaction of the Fire Department.

ORDINANCE NO. 500

3310.4.2 Explosives permit. The blaster shall obtain an explosives permit from the San Diego County Sheriff's Department and a copy thereof shall be placed on file with the Santee Fire Department.

3310.4.3 Santee business license. The blaster shall obtain a business license from and issued by the Finance Department of the City of Santee and a copy thereof placed on file with the Santee Fire Department.

3310.4.4 Liability insurance. The property owner/developer or general contractor shall obtain liability insurance covering the blaster's activities in the minimum amount of \$2,000,000 for property damage and \$1,000,000 for bodily injury. The property owner/developer or general contractor shall file a copy of the Certificate of Insurance with the Santee Fire Department. The blaster shall have liability insurance, property insurance, and bodily injury insurance in the minimum amount of \$500,000 each. A copy of the Certificate of Insurance of the blaster shall also be filed with the Santee Fire Department by the property owner/developer or general contractor. The City of Santee shall be named as Co-Insured.

3310.4.5 Blaster's qualifications. The blaster's qualifications shall be reviewed by the Fire Chief. Approval and placement on the list of approved blasters shall be based upon a review of the blaster's qualifications, past safety record, and history of complaints of job performance. Failure on the part of the blaster to comply with the terms and conditions under which approval is granted may result in suspension from the list of approved blasters for a period not exceeding one year.

3310.5 Permit to Blast - repository and renewal.

3310.5.1 Permit to Blast filing. A copy of the Permit to Blast shall be kept on file with the Santee Fire Department at 10601 Magnolia Ave., Santee, California 92071. A copy of the Permit to Blast shall be retained by the general contractor or property owner/developer and by the blaster and shall be available at the job site for public or official inspection at all times during blasting operations.

3310.5.2 Permit to Blast cancellation. A Permit to Blast is required to be cancelled with the Fire Department when a blaster completes or discontinues, for thirty (30) days, blasting operations at a construction site.

3310.5.3 Permit to Blast - renewal. A Permit to Blast must be renewed with the Fire Department before any blasting operations are continued or resumed.

3310.6 Blasting operation procedures. After the Permit to Blast has been issued, the blaster shall comply with the following procedures.

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3310.6.1 Notification of blasting operation. The contractor or property owner/developer shall give reasonable notice in writing at the time of issuance of building permit, grading permit or encroachment license to all residences or businesses within 600 feet of any potential blast location. The notice shall be in a form approved by the Fire Chief.

Any resident or business receiving such notice may request of the Fire Department that the blaster give a 12 hours advance notice of impending blast. The general contractor or property owner/developer shall obtain the advanced notification list of residents and businesses from the Fire Department, and shall make every reasonable effort to contact any and all parties requesting the second advanced notice.

3310.6.2 Inspections. Inspections of all structures within 300 feet of the blast site shall be made before blasting operations. The person(s) inspecting shall obtain the permission of the building owner prior to conducting the inspection. The inspections shall be performed by a qualified person(s) approved by the Fire Chief, and employed by the blaster or project contractor. The inspection shall be only for the purpose of determining the existence of any visible or reasonably recognizable pre-existing defects or damages in any structure. Waiver of such inspection shall be in writing by owner(s), and persons who have vested interest, control, custody, lease or rental responsibility of said property or their legally recognized agent. Post blast inspections shall be required upon receipt of a complaint of property damage by the person in charge of the property. Damage must be reported to the Fire Department within one year of the completion of blasting operations.

3310.6.3 Inspection report. Complete inspection reports identifying all findings or inspection waivers shall be signed by the inspector and property owners or owner's agent. Such inspection reports shall be retained by the inspecting agency, but shall be immediately available to the Fire Department and individuals directly involved in alleged damage complaints.

3310.6.4 Inspection waiver report. The inspector shall file with the Fire Department a summary report identifying address, occupant/owner's name, time and date of inspections, and any inspection waiver signed by property owner or owner's agent, with an explanation as to why an inspection of a specific structure was not made. This summary and waiver report shall be signed by the inspector.

3310.6.5 Blasting hours. Blasting shall only be permitted between the hours of 9:00 am and 4:00 pm during any weekday, Monday through Friday, unless special circumstances warrant another time of day and special approval is granted by the Fire Chief.

3310.6.6 Fire department inspections. The blaster shall permit Fire Department personnel to inspect the blast site and blast materials or explosives at any reasonable time.

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3310.6.7 Fire department witness of blasting. If a Fire Department witness is desired by the general contractor, and or blaster, arrangements shall be made at least 12 hours prior to the blast. Confirmation shall be made to the Fire Department no less than one hour prior to the blast. The Fire Department may assign a Department member to be present and observe the blast at their discretion.

3310.6.8 Blast notification to fire department. The blasting companies are required to notify the Fire Department on the day of a tentative blasting operation, between the hours of 8:00 am and 8:30 am.

3310.6.9 Seismograph monitoring. All blasting operations shall be monitored by an approved seismograph located at the nearest constructed structure. All daily seismograph reports shall be forwarded to the Fire Department by the end of the blast week.

EXCEPTION: Public Utility Companies are not required to seismographically monitor minor blasting operations.

3310.6.10 Confiscation. Any explosives which are illegally manufactured, sold, given away, delivered, stored, used, possessed, or transported shall be subject to immediate seizure by the Fire Chief, issuing authority, or peace officer. When a permit has been revoked or has expired and is not immediately renewed, any explosive is subject to immediate seizure.

3310.8 Complaints regarding blasting operations. Post-blast inspections shall be required on all structures for which complaints, alleging blast damage, have been received. Such inspections shall be written within thirty (30) days of receipt of complaint.

3310.9 Fee for Permit to Blast. The blaster shall pay a fee for the Permit to Blast designated within the Fire Department Schedule of Fees. Unless otherwise designated within the approved Schedule of Fees, a Permit to Blast shall be site specific and a separate fee shall be charged to each Blast operation or for each Permit to Blast issued.

3310.10 Fire Department conditions. The Santee Fire Department may impose such additional conditions and procedures as it deems are reasonably necessary to protect the public health and safety based upon the peculiar and individual facts and circumstances of a particular blasting operation. The Fire Department shall provide the blaster with the additional conditions or procedures in writing and the blaster shall comply with those requirements until such time as the Fire Department is satisfied they are no longer required and cancels the additional requirements.

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CHAPTER 49 AMENDED – REQUIREMENTS FOR WILDLAND-URBAN INTERFACE (WUI) AREAS

Section 4903 is hereby amended to read as follows:

4903 Fire Protection Plan. A Fire Protection Plan (FPP), approved by the Fire Chief, shall be required for all new development within declared Fire Hazard Severity Zones and/or Wildland-Urban Interface (WUI) areas.

The FPP shall include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site.

The FPP shall address access, water supply, building ignition fire resistance, fire protection systems and equipment, defensible space and vegetation management.

Section 4905.2 is hereby amended to read as follows:

4905.2 Construction methods and requirements within established limits. Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:

1. California Building Code Chapter 7A,
2. California Residential Code Section R327,
3. California Reference Standards Code Chapter 12-7A
4. Santee Local Amendments
5. and applicable amendments

Section 4905.2 is hereby amended adding subsections 4905.2.1 through 4905.2.7.

4905.2.1 Construction materials within Fire Hazard Severity Zones and/or Wildland Urban Interface areas. Prior to combustible materials being brought on site, utilities shall be in place, fire hydrants operational, an approved all-weather roadway must be in place, and the fuel modified defensible space must be established and approved by the fire code official.

4905.2.2 Roofing. Roof construction including all roofing assemblies, roof coverings, roof valleys and roof gutters shall comply with the requirements of this Chapter and the California Building Code, Chapters 7A and 15. Wood roofs are prohibited within Fire Hazard Severity Zones and/or WUI areas. Roofs shall have a Class "A" roof assembly and covering and be approved by the fire code and building code officials. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

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4905.2.3 Vents. Attic ventilation, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, and underfloor ventilation shall comply with California Building Code, Chapter 7A and all other applicable Building Code sections.

4905.2.4 Exterior Covering. Exterior wall coverings and assemblies, exterior exposed underside of roof eave overhangs, exterior eave soffits, exterior porch ceilings, exterior exposed underside of floor projections, and all exterior underfloor areas shall comply with California Building Code, Chapter 7A and all other applicable Building Code sections.

4905.2.5 Exterior Windows and Doors. Exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, and exterior structural glass veneer shall comply with California Building Code, Chapter 7A and all applicable Building Code sections.

4905.2.6 Decking. The walking surface material of decks, porches, balconies and stairs shall comply with the California Building Code, Chapter 7A and all applicable Building Code Sections.

4905.2.7 Ancillary Structures. Ancillary and miscellaneous structures other than buildings covered in California Building Code, Section 701A.3 which pose a significant exterior exposure hazard to applicable buildings during wildfires shall be constructed to conform with the California Building Code, Chapter 7A and all applicable sections.

Section 4907 is hereby amended adding subsections 4907.2, 4907.2.1, 4907.2.2 and 4907.2.3.

4907.2 Fuel Modified Defensible Space. All new developments, subdivisions or tracts that are planned in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall have a minimum of 100 horizontal feet of "fuel modified" defensible space between structures and wildland areas. Depending on the percentage of slope and other wildland area characteristics, the Fuel Modified Defensible Space may be increased beyond 100 feet. Fuel Modified Defensible Space shall be comprised of two distinct brush management areas referred to as, "Zone One" and "Zone Two".

4907.2.1 Fuel Modified Defensible Space, Zone One. "Zone One" is the first 50 feet measured from the structure toward the wildland. This area is the least flammable, and consists of pavement, walkways, turf and permanently landscaped, irrigated and maintained ornamental planting. This vegetation should be kept in a well-irrigated condition and cleared of dead material. This area requires year-round maintenance. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Highly flammable trees such as, but not limited to conifers, eucalyptus, cypress, junipers and pepper trees are not allowed in WUI areas. This area shall be maintained by the property owner or applicable homeowners association(s).

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4907.2.2 Fuel Modified Defensible Space, Zone Two. "Zone Two" is the second 50 feet of the 100 total feet of defensible space and is measured 50 feet from the structure to a total of 100 feet toward the wildland. Zone 2 shall consist of low-growing, fire-resistant shrubs and ground covers. Average height of new plants for re-vegetation should be less than 24 inches. In this Zone, no more than 30% of the native, non-irrigated vegetation shall be retained. This area requires inspection and periodic maintenance. This area shall be maintained by the property owner or applicable homeowners association(s).

4907.2.3 Defensible space adjacent to roadways. An area of 30 feet from each side of fire apparatus access roads and driveways shall be improved to "Zone One" standards and maintained clear of all but fire-resistive vegetation. This area shall be maintained by the property owner or homeowners associations as with other defensible space areas.

Chapter 49 is hereby amended adding section 4908 to read as follows:

4908 Special Fire Protection Requirements.

4908.1 Combustible fencing. Fencing within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas shall consist of noncombustible or approved materials. The closest five (5) feet of fencing to any structure shall be approved noncombustible.

4908.2 Outdoor fireplaces, barbecues and grills. Outdoor fireplaces, barbecues and grills shall not be built, or installed in Fire Hazard Severity Zones and/or Wildland Urban Interface Areas without plan approval by the fire code official. Portable outdoor fireplaces or other wood burning appliances shall be strictly prohibited within Fire Hazard Severity Zones and/or Wildland Urban Interface Areas.

4908.3 Spark arresters. Chimneys serving fireplaces, barbecues, incinerators or decorative heating appliances in which solid or liquid fuel are used, shall be provided with a spark arrester of woven or welded wire screening of 12-gauge standard wire having openings not exceeding ¼ inch.

4908.4 Storage of firewood and combustible materials. Firewood and combustible materials shall not be stored in unenclosed spaces beneath buildings or structures, or on decks, under eaves, canopies or other projections or overhangs and shall be stored at least 20 feet from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet.

4908.5 Water supply. All water systems, specifically fire hydrants and storage tanks, must be approved by the Fire Department. Fire hydrants within Fire Hazard Severity Zones or Wildland Urban Interface Areas shall be spaced every 300 feet and shall have a fire flow of 2500 gallons per

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minute or a fire flow approved by the Fire Chief. Developments that require new or "stand alone" water storage facilities may also be required to provide secondary or back-up systems, such as independently powered pumps that will ensure adequate water supply for firefighting emergencies.

4908.6 Wildland access. To adequately deploy resources to protect structures threatened by wildfires, emergency access to wildland areas may be required. Access may include but is not limited to, gated vehicle access points and/or personnel corridors between homes or structures. The need, number, and location of wildland access points will be determined by the fire code official.

SECTION 4 Special Regulations. The following Section repeals and replaces Section 15.20.050 of the Santee Municipal Code.

Section 15.20.050

(A) **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited.** The limits referred to in Section 3404.2.9.6.1 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks outside of buildings is prohibited are hereby established as the jurisdictional limits of the City.

The storage of Class I and Class II liquids in above ground tanks outside of buildings is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 22 and 34 are met, and if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

(B) **Establishment of geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited.** The limits referred to in Section 3406.2.4.4 of the International Fire Code in which the storage of flammable or combustible liquids in above-ground tanks is prohibited are hereby established as the jurisdictional limits of the City.

The storage of Class I and Class II liquids in above ground tanks is prohibited in all residential zones within the City of Santee. The storage of Class I and Class II liquids in above ground tanks for motor vehicle fuel-dispensing may be allowed in commercial or industrial zones within the City, providing that applicable provisions of Chapter 22 and 34 are met, and if in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

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(C) **Establishment of geographic limits in which the storage of liquefied petroleum gases is restricted for the protection of heavily populated or congested areas.** The limits referred to in Section 3804.2 of the International Fire Code, in which the storage of liquefied petroleum gas is restricted, are hereby established as the jurisdictional limits of the City.

The storage of liquefied petroleum gases are prohibited within residential zones within the City of Santee. The storage of liquefied petroleum gases are allowed within commercial or industrial zones within the City of Santee to a maximum quantity of 2,000-gallon water capacity, providing all applicable provisions of Chapter 38 are met, and in the opinion of the Fire Chief, the site, and the use, does not pose a significant hazard.

EXCEPTION: Liquefied Petroleum Gas may be allowed for residential use where no other gas service is provided and the quantity, location and use do not pose a significant problem.

(D) **Establishment of limits of districts in which storage of explosives and blasting agents is prohibited.** Limits in which storage of explosives and blasting agents is prohibited, are hereby established as the jurisdictional limits of the City.

Permanent storage of explosives and/or blasting agents shall be strictly prohibited within the City of Santee. Temporary storage may be allowed during set-up for excavation, demonstration, or other use, when proper permits have been obtained, all applicable provisions of Chapter 33 have been met, and when in the opinion of the Fire Chief, there are no significant hazards.

EXCEPTION: Small quantities of black powder and explosive materials may be stored and used when they are permitted by the applicable law enforcement agency and permitted by the Fire Department.

(E) **Establishment of geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited.** The limits referred to in Section 3506.2 of the International Fire Code, in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as follows:

The storage of flammable cryogenic fluids is prohibited within the City of Santee.

SECTION 5 Appeals. The following Section repeals and replaces Section 15.20.060 of the Santee Municipal Code.

Section 15.20.060 Whenever the Chief disapproves an application or refuses to grant a permit applied for, or when it is claimed that the provisions of the code do not apply, or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal the decision of the Fire Chief to the City Council. A letter of appeal shall be submitted to the City

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Clerk within 30 days from the date of the decision being appealed. The appeal shall be heard by the City Council at the next available meeting.

SECTION 6 New Materials, Processes or Permits. The following Section repeals and replaces Section 15.20.070 of the Santee Municipal Code.

Section 15.20.070 The City Manager, the Fire Chief and the Fire Marshal shall act as a committee to determine and specify, after giving affected person an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those now enumerated in the *California Fire Code and International Fire Code*. The Fire Marshal shall post such list in a conspicuous place in the office of the City Clerk, at the bureau of fire prevention and distribute copies thereof to interested persons.

SECTION 7 Violation- Penalties. The following Section repeals and replaces Section 15.20.080 of the Santee Municipal Code.

Section 15.20.080(A) Any person who violates any provision of this Ordinance or of the code or standards adopted by reference in this Ordinance, is guilty of a misdemeanor. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time; and when not otherwise specified, each ten (10) days that prohibited conditions are maintained shall constitute a separate offense.

(B) The application of the above penalties shall not prevent the enforced removal of prohibited conditions.

SECTION 8 Validity. The Santee City Council hereby declares that should any section, paragraph, sentence or word of this Ordinance or of the International Fire Code and California Fire Code as adopted and amended herein be declared for any reason to be invalid, it is the intent of the Santee City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid.

SECTION 9 CEQA. The City Council hereby finds and determines that it can be seen with certainty that there is no possibility that this ordinance may have a significant adverse effect on the environment, since it adopts updated building and safety standards, which the City had previously adopted in substantial form. Thus, the adoption of this ordinance is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) of the CEQA Guidelines. Staff is directed to file a Notice of Exemption with the San Diego County Clerk's Office within five (5) working days of the approval of this ordinance.

SECTION 10 Effective Date. This Ordinance shall take effect thirty days after its adoption or on January 1, 2011, whichever is later.

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SECTION 11 Notice. The City Clerk shall certify to the adoption of this ordinance and shall cause this ordinance or a summary thereof to be published in the manner required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 10th day of November 2010, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12th day of January 2011, by the following vote to wit:

AYES: DALE, MCNELIS, MINTO, RYAN, VOEPEL

NOES: NONE

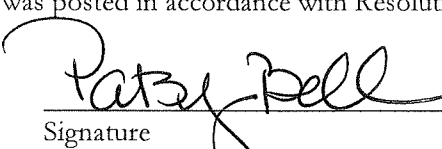
ABSENT: NONE

APPROVED:


RANDY VOEPEL, MAYOR

ATTEST:


PATSY BELL, CMC, INTERIM CITY CLERK

State of California }	AFFIDAVIT OF POSTING ORDINANCE
County of San Diego } ss.	
City of Santee }	
<p>I, <u>Patsy Bell, CMC, Interim City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a certified copy of this Ordinance was posted in accordance with Resolution 61-2003 on <u>January 13, 2011</u> at <u>3:00 p.m.</u></p>	
 Signature	<u>1/13/11</u> Date

CERTIFICATE OF CITY CLERK

Patsy Bell
City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Ordinance No. 500 as passed and adopted by the City Council of said City on the date therein recited.


City Clerk

ORDINANCE NO. 506

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, AMENDING SECTION 903.2(B) AND 903.2(C) OF THE
LOCAL AMENDMENTS TO THE CALIFORNIA FIRE CODE, 2010 EDITION,
ADOPTED ON JANUARY 12, 2011, RELATING TO FIRE SPRINKLER
SYSTEMS RELATING TO FIRE SPRINKLER SYSTEMS UNDER
SANTEE MUNICIPAL CODE SECTION 15.20.040.C**

WHEREAS, Government Code Section 50022.4 permits the City of Santee ("City") to amend an ordinance that adopted a uniform code by reference; and

WHEREAS, Government Code Section 50022.2, et seq. and California Health & Safety Code Section 17922 empower the City to adopt by reference the California Building Standards Code, adopting certain uniform codes, including the California Fire Code ("CFC"), 2010 Edition, (which incorporates and amends the International Fire Code, 2009 Edition), with certain appendices and amendments; and

WHEREAS, California Health & Safety Code Section 17958.5 provides, in pertinent part, that a city may make such changes or modifications to the provisions published in the California Building Standards Code and other regulations adopted pursuant to Section 17922 as it determines, pursuant to the provisions of Section 17958.7, are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, prior to making modifications permitted under California Health & Safety Code Section 17958.5, the City Council is required to make express findings that such modifications or changes are needed in accordance with California Health & Safety Code Section 17958.7; and

WHEREAS, on January 12, 2011, the City adopted the California Fire Code, 2010 Edition, which is a part of the California Building Standards Code, as adopted by the State of California Building Standards Commission in Title 24 of the California Code of Regulations, with local amendments to assure the CFC is tailored to the particular safety needs of the City as required by its unique climatic, geological and topographical conditions; and

WHEREAS, the City Council wishes to further clarify the requirements contained in the local amendments to Section 903.2(b) and 903.2(c) of the CFC; and

WHEREAS, the City Council held a public hearing on February 23, 2011, at which time all interested persons had the opportunity to appear and be heard on the matter of amending the local amendments to the CFC, as set forth herein; and

WHEREAS, the City published notice of the aforementioned public hearing pursuant to California Government Code Section 6066 on February 24, 2011 and March 3, 2011; and

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WHEREAS, any and all other legal prerequisites relating to the adoption of this Ordinance have occurred.

The City Council of the City of Santee, California, does ordain as follows:

SECTION 1 Findings. To the extent that the following changes and modifications to the CFC are deemed more restrictive than the standards contained in the CFC, thus requiring that findings be made pertaining to local conditions to justify such modifications, the City Council hereby finds and determines that the following changes and modifications are reasonably necessary due to local climatic, geological, and topographical conditions:

A. Section 903.2(b) and Section 903.2(c).

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local climatic conditions consisting of the following:

1. The City of Santee is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry foehn (Santa Ana) winds, which may reach speeds of 45 m.p.h. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger.
2. The local climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Santee Fire Department's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
3. These dry climatic conditions and winds can contribute to the rapid spread of fires. Fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal Fire Department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

B. Section 903.2(b) and Section 903.2(c).

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local topographical conditions consisting of the following:

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1. Natural slopes of 15 percent or greater generally occur in the foothills of Santee. Several developments are currently planned for these hillsides and future development may potentially occur in such areas. Greater constraints in terrain accompany development of hillside areas.

2. As the population increases throughout the region, the amount of traffic will continue to grow, creating an artificial obstructive topographical condition. Although future improvements planned for Highway 52 will help alleviate traffic congestion in Santee, traffic will continue to be a region-wide challenge. The three major highways (Hwy. 67, Hwy. 125, and Hwy. 52) that traverse through the City support the transportation of hazardous materials. The eventual release or threatened release of hazardous materials along one of these highways is possible, given the volume transported daily. The City is also transected by a mass transit trolley line that begins in the City of San Diego and terminates in the City of Santee. The Trolley operates throughout the day and delays emergency vehicles on a daily basis. These conditions will negatively affect access and the Fire Department's ability to deliver service.

3. These topographical conditions combine to create a situation that places Fire Department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

C. Section 903.2(b), Section 903.2(c).

The City Council finds and determines that the modifications implemented by all of the foregoing local amendments are reasonably necessary due to local geological conditions consisting of the following:

1. The City of Santee is situated near three major earthquake faults, each capable of generating quakes with a magnitude of up to 7.0. These faults are: the Elsinore Fault, approximately 20 miles northeast of Santee; the Rose Canyon Fault, which extends south from La Jolla Cove, through Rose Canyon and west into San Diego; and the Coronado Banks Fault, which extends from the north to south direction, just off the Southern California coastline. In as much as these faults are considered major California earthquake faults, subject to becoming active at any time, the City of Santee is particularly vulnerable to devastation requiring significant emergency response, should an earthquake of such magnitude occur.

2. According to the soil ratings devised by the National Earthquake Hazards Reduction Program (NEHRP), certain portions of the City (through the San Diego River bed) has soft soils that are subject to a risk of Liquefaction in the event of an earthquake. Additionally, this same low lying portion of the City is within a "High Risk Dam Inundation" area subject to severe flooding from the San Vicente and El Capitan Reservoirs in the event

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of a Dam failure. The potential effects include isolating the City from the north and south due to the potential of flood through the river bed. Additional potential situations inherent in an earthquake situation include: water main breaks, broken natural gas mains causing structure and other fires, possible leakage of hazardous materials, the need for rescues from collapsed structures, and the rendering of first aid and other medical attention to large numbers of people.

Section 2 Amendments made in the California Fire Code. The City Council of the City of Santee hereby amends Sections 903.2(b) and 903.2(c) of the Local Amendments to the California Fire Code, 2010 Edition, to read in their entirety as follows:

903.2(b) Automatic fire sprinkler system required additions. An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered building where structural additions result in an increase of more than 5,000 square feet over the existing area. In this situation, the entire building is required to be equipped with an approved automatic fire sprinkler system.

EXCEPTION: Group R, Division 3 occupancies.

903.2(c) Automatic fire sprinkler system required, Group R, Division 1 & 2 occupancies, renovations and reconstructions. An approved automatic fire sprinkler system shall be installed in any existing non-sprinklered Group R, Division 1 & 2 building when renovation or reconstruction exposes either:

- (1) 100% of the interior ceiling structural members within the building;
or
- (2) more than 50% of the interior ceiling structural members and more than 50% of interior wall (load bearing or partition) structural members within the building.

Section 3 Administration. The City Council hereby authorizes and directs the City Clerk to undertake such actions as may be reasonably necessary or convenient to the carrying out and administration of the actions authorized by this Ordinance.

Section 4 Effective Date. This Ordinance shall become effective thirty (30) days after its passage.

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Section 5 Notice. The City Clerk is directed to publish notice of this Ordinance as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 13th day of April 2011, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 27th day of April 2011, by the following vote to wit:

AYES: DALE, MCNELIS, MINTO, VOEPEL

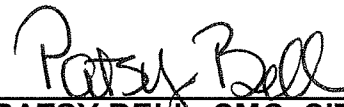
NOES: NONE

ABSENT: RYAN

APPROVED:


RANDY VOEPEL, MAYOR

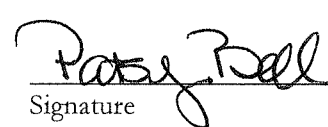
ATTEST:


PATSY BELL, CMC, CITY CLERK

State of California }
County of San Diego } ss.
City of Santee }

AFFIDAVIT OF POSTING ORDINANCE

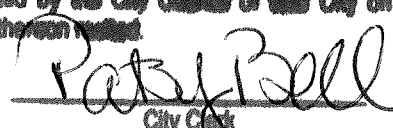
I, Patsy Bell, CMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a certified copy of this Ordinance was posted in accordance with Resolution 61-2003 on April 28, 2011 at 3:00 p.m.


Signature

4/28/11
Date

CERTIFICATE OF CITY CLERK

I, Patsy Bell
City Clerk of the City of Santee, California, do hereby certify the foregoing to be a true and exact copy of Ordinance No. 506 duly passed and adopted by the City Council of said City on the date thereon recited.


City Clerk

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



April 7, 2011

Angela Reeder, AICP
Associate Planner
Dept. of Development Services
City of Santee

Dear Ms. Reeder:


This letter is to acknowledge receipt on March 8, 2011 of the City of Santee submittal pertaining to Ordinance No. 501 with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code Section 17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the finding and the modification or change have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing.

As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published. In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [H&SC Section 13869.7(c)], attention State Housing Law Program Manager, rather than the Commission.

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,


Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

Nearman, Michael

From: Angela Reeder [AReeder@ci.santee.ca.us]
Sent: Tuesday, March 08, 2011 3:54 PM
To: OrdinanceFilings
Cc: Melanie Kush
Subject: City of Santee, Local Amendment Filing
Attachments: Santee Filing_BldgStandardsComm.pdf; Ordinance 501.pdf

To Whom it May Concern-

The Santee City Council recently adopted an Ordinance (attached) in response to the 2010 edition of the California Building Standards Code. While the City is required to utilize the newest State adopted version of the codes for building permit review and inspections, one building code modification was proposed to reflect local conditions and the needs of the City of Santee.

As State law requires that all amendment be filed with the California Building Standards Commission, this correspondence is intended to fulfill that requirement. If you need anything additional, please don't hesitate to contact me.

Respectfully,

Angela Reeder

--

Angela Reeder, AICP
Associate Planner
Dept. of Development Services
City of Santee
619/258-4100 ext.182
619/562-9376 fax

"Guiding sustainable development through community partnership and excellence in service."



CITY OF SANTEE

MAYOR
Randy Voepel

CITY COUNCIL
Jack E. Dale
Brian W. Jones
John W. Minto
Hal Ryan

CITY MANAGER
Keith Till

March 8, 2011

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833-2936

RE: City of Santee Local Filing of Building Standards Amendment, per Health and Safety Code Section 17958.7(a)

To Whom It May Concern:

On January 12, 2011, the Santee City Council adopted Ordinance No. 501 (attached) in response to the 2010 edition of the California Building Standards Code, which amended the following titles of the City of Santee Municipal Code: Title 15 - "Building and Construction," as follows:

- 15.02 "Uniform Administrative Code," repealed and replaced to adopt by reference the 1997 "Uniform Administrative Code,"
- 15.04 "Building Code," repealed and replaced to adopt by reference the 2010 California Building Code
- 15.06 "Residential Code," repealed and replaced to adopt by reference the 2010 California Residential Code
- 15.08 "Electrical Code," repealed and replaced to adopt by reference the 2010 California Electrical Code
- 15.10 "Green Building Code," added to adopt by reference the 2010 California Green Building Standards Code
- 15.12 "Plumbing Code," repealed and replaced to adopt by reference the 2010 California Plumbing Code
- 15.16 "Mechanical Code," repealed and replaced to adopt by reference the 2010 California Mechanical Code
- 15.18 "Energy Code," repealed and replaced to adopt by reference the 2010 California Energy Code

While the City of Santee is required to utilize the newest State adopted version of the codes for building permit review and inspections, minor modifications to the codes are sometimes proposed to reflect local conditions, such as topography, climate, or geology. Other than administrative provisions, the City currently has one amendment to the building code that has been adopted to reflect the most current needs of the City of Santee. The following is a discussion of that amendment:

I. Section 15.04 "Building Code," is amended as follows:

- Table 1505.1 of the 2010 California Building Code and the International Building Code, 2006 Edition, is amended to read as follows:

**TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPE OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

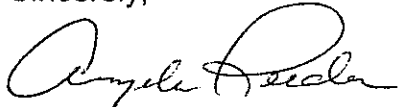
Findings.

The City of Santee has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the 2010 California Building Code. Therefore, this chapter alters the 2010 California Building Code to require more fire retardant roof coverings.

As State law requires that all amendment be filed with the California Building Standards Commission, this correspondence is intended to fulfill that requirement.

If you have any questions, please feel free to contact me at (619) 258-4100 ext. 182, or by e-mail at areeder@ci.santee.ca.us.

Sincerely,



Angela Reeder, AICP
Associate Planner

Enclosures:

- Santee City Council Ordinance No. 501

ORDINANCE NO. 501

AN ORDINANCE AMENDING TITLE 15 OF THE CITY OF SANTEE MUNICIPAL CODE, TITLED "BUILDING AND CONSTRUCTION" BY REPEALING AND REPLACING CHAPTERS 15.02 "UNIFORM ADMINISTRATIVE CODE," 15.04 "BUILDING CODE," 15.08 "ELECTRICAL CODE," 15.12 "PLUMBING CODE," 15.16 "MECHANICAL CODE," AND 15.18 "ENERGY CODE," ADDING CHAPTER 15.10 "GREEN BUILDING CODE," AND ADOPTING BY REFERENCE THE 1997 "UNIFORM ADMINISTRATIVE CODE," THE 2010 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2010 CALIFORNIA BUILDING CODE, THE 2010 CALIFORNIA RESIDENTIAL CODE, THE 2010 CALIFORNIA ELECTRICAL CODE, THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2010 CALIFORNIA PLUMBING CODE, THE 2010 CALIFORNIA MECHANICAL CODE, AND THE 2010 CALIFORNIA ENERGY CODE; ALSO REPEALING AND REPLACING CHAPTER 13.38 OF THE SANTEE MUNICIPAL CODE, "CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING;" ALSO AMENDING TITLE 17, "ZONING," CHAPTER 17.24 "PARKING" TO ADD STANDARDS FOR BICYCLE AND "CLEAN AIR" VEHICLE PARKING

WHEREAS, on January 12, 2011 the City Council of the City of Santee held a duly advertised public hearing on this proposed ordinance; and

WHEREAS, the City of Santee last adopted its construction codes in January 2008; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards Code; and

WHEREAS, the City Council finds that the modifications and changes to the California Building Standards Code are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area is classified as "wildland" for fire purposes, covered by native vegetation on steep and frequently inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.
2. The climate in the City of Santee is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fire as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees F are common throughout the year.
3. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly and difficult terrain and explosive vegetation can slow response time.

ORDINANCE NO. 501

4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the two fire stations and the fire location.

5. The water supply is limited making it necessary for fire apparatus to travel time-consuming distances to refill once their initial water supply has been utilized; and

WHEREAS, the City of Santee has adopted a Water Efficient Landscape Ordinance (Ordinance 491) which satisfies mandatory State requirements for water efficiency set forth in the 2010 California Green Building Standards Code; and

WHEREAS, Objective 9.0 of the Conservation Element of the General Plan seeks to "reduce pollutants urban runoff and storm water discharges" and the City implements its local Ordinance that is consistent with the State Stormwater NPDES standards ; and

WHEREAS, in 2005 the City of Santee adopted voluntary and mandatory requirements for the reusing and recycling of construction and demolition debris to reduce waste taken to landfills, and intends to implement by local regulations the mandatory 50% diversion from landfills, as set forth in the 2010 California Green Building Standards Code; and

WHEREAS, the 2010 California Energy Code mandates a reduction in California's energy consumption, and regulations have been updated to allow incorporation of new energy efficiency technologies and methods; and

WHEREAS, the 2010 California Energy Code requires "cool roofs" in certain climate zones when a new building is constructed, or an existing building is altered through roof replacement, thereby necessitating re-roof permits to ensure compliance with the Energy Code; and

WHEREAS, the City of Santee promotes resource efficiency in part through encouraged use of non-motorized forms of transportation in accordance with the General Plan (Trails Element, Circulation Element, Policies 2.3, 2.4 and 2.6) and the 2009 Bicycle Master Plan; and

WHEREAS, use of energy-efficient or "clean air" vehicles and expanded bicycle facilities would benefit the community by increasing mobility options; and

WHEREAS, the amendment to the Santee Municipal Code has been determined to be exempt from review by the San Diego Regional Airport Authority as it would not affect Gillespie Field Airport operations nor result in land use incompatibilities with the Gillespie Field Airport Land Use Plan.

ORDINANCE NO. 501

The City Council of the City of Santee, California, does ordain as follows:

SECTION 1: The City Council of the City of Santee finds that this project is exempt from the provisions of the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15308 (Class 8) because the project is an action being taken in compliance with state mandates where the process involves procedures for the protection of the environment which do not have the potential to cause significant effects on the environment.

SECTION 2: The City Council of the City of Santee hereby:

- A. Finds and declares that all of the recitals set forth above are correct and true;
- B. Wishes to implement state-mandated stormwater requirements, water conservation in landscaping requirements, construction waste reduction, disposal and recycling, and parking for "clean air vehicles", bicycle parking/storage lockers by local ordinance, consistent with state-mandated standards;
- C. Wishes to reinstate the re-roof permit requirement as prescribed in the 2010 California Energy Code; and
- D. Wishes to amend the Santee Municipal Code as set forth in this ordinance.

SECTION 3: The City Council of the City of Santee hereby rescinds and replaces Chapter 13.38, as shown below:

Chapter 13.38

CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING

Sections:

13.38.010	Title.
13.38.020	Purpose and Intent.
13.38.030	Definitions.
13.38.040	Covered projects.
13.38.050	Exempt activities.
13.38.060	Diversion requirements.
13.38.070	Diversion of Construction and Demolition debris.
13.38.080	Submittal of C&D Debris Management Plan.
13.38.090	Waste diversion security deposit requirements.
13.38.100	Submittal of C&D Debris Recycling Report.
13.38.110	Entitlement to refund of deposit.
13.38.120	Failure to meet Diversion requirements.
13.38.130	Appeals.
13.38.140	Unclaimed and not refunded deposits and accrued interest.
13.38.150	Use of Deposits.
13.38.160	Severability.
13.38.170	Public Education Requirements.

ORDINANCE NO. 501

13.38.010 Title.

The ordinance codified in this chapter shall be known as the "Construction and Demolition Debris Recycling Ordinance" and may be cited as such.

13.38.020 Purpose and Intent.

- A. The purpose of this chapter is to promote the recycling of construction and demolition debris in order to protect the public health, safety, and welfare, and to meet the city's obligations under AB 939 and the 2010 *California Green Buildings Standards Code*.
- B. To ensure compliance with this chapter and to ensure that those contractors that comply with this chapter are not placed at a competitive disadvantage, it is necessary to impose a waste diversion security deposit requirement.
- C. The chapter is also intended to divert building materials from landfills, and process and return the materials into the economic mainstream, thereby conserving natural resources and stimulating markets for recycled and salvaged materials.

13.38.030 Definitions.

Whenever the following words are used in this chapter, they shall have the meaning scribed to them in this section:

"AB 939" means the California Integrated Waste Management Act, codified at California Public Resources Code sections 40000 et seq.

"CERTIFIED RECYCLING FACILITY" means a recycling, composting, materials recovery or Reuse facility which accepts construction and demolition debris and which meets minimum State standards for such facilities.

"CITY SPONSORED PROJECT" means a capital improvement project constructed by the city or its contractor, agent, or designee.

"CONSTRUCTION" means the building of any facility or structure or any portion thereof including any Tenant Improvements to an existing facility or structure. Construction does not include a project limited to interior plumbing work, interior electrical work or interior mechanical work.

"CONSTRUCTION AND DEMOLITION (C&D) DEBRIS" means the waste building materials, packaging, and rubble resulting from construction, remodeling, repair, alteration, and/or demolition operations on pavements, houses, commercial buildings, and other structures and may include, but is not limited to, concrete, asphalt, wood, cardboard, metals, bricks, and other inert waste.

"C&D DEBRIS MANAGEMENT PLAN" or "DMP" shall mean a report, prepared in a form approved by the Director of Development Services or designee, submitted as required by Section 13.38.080, which identifies all C&D debris expected to be generated as a result of any covered project.

"C&D DEBRIS RECYCLING REPORT" or "DRR" shall mean a report, prepared in a form approved by the Director of Development Services or designee, submitted as required by Section 13.38.100, which identifies the amounts of all C&D debris generated by the project, and the amounts recycled or diverted.

"CONVERSION RATE" means the rate set forth in the standardized conversion rate table approved by the Director of Development Services pursuant to this chapter for use in estimating the volume or weight of materials identified in debris management plan.

"COVERED PROJECT" has the meaning set forth in Section 13.38.040 of this Chapter.

"DECONSTRUCTION" means a process to dismantle or remove useable materials from

ORDINANCE NO. 501

structures, in a manner that maximizes the recovery of building materials for Reuse and recycling and minimizes the amount of waste transported for disposal in landfills and transformation facilities.

"DEMOLITION" means the destruction, razing, ruining, tearing down or wrecking of any facility, structure, pavement or building, whether in whole or in part, whether interior or exterior.

"DISPOSAL" means the final deposition of solid waste at a permitted landfill.

"DIVERSION OR DIVERT" means the reduction or elimination of solid waste from landfill disposal.

"DIVERSION REQUIREMENT" has the meaning set forth in Section 13.38.060 of this Chapter.

"EXEMPT PROJECT" has the meaning set forth in Section 13.38.050 of this chapter.

"NON-COVERED PROJECT" means any construction, demolition, or renovation project that does not meet the thresholds set forth in Section 13.38.040 to qualify as a Covered Project.

"RECYCLING" means the process of collecting, sorting, cleansing, deconstructing, treating, and reconstituting materials that would otherwise be solid waste, and the return of those materials to the economic mainstream in the form of materials which meet the quality standards necessary to be used in the marketplace for new, reused, or reconstituted products.

"RENOVATION" means any change, addition, or modification in an existing structure that requires a building permit or demolition permit but does not include a project limited to interior plumbing work, electrical work or mechanical work.

"REUSE" means further or repeated use of construction or demolition debris.

"SALVAGE" means the controlled removal of construction or demolition debris from a permitted building or demolition site for the purpose of recycling, reuse, or storage for later recycling or reuse.

"SOLID WASTE" means all putrescible and nonputrescible solid, semisolid, and liquid wastes, including, but not limited to, garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, construction and demolition debris, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semisolid wastes, and other discarded solid and semisolid wastes.

"TENANT IMPROVEMENT" means a "project" involving structural or other modifications of an existing commercial structure resulting in the generation of construction and demolition debris.

"WASTE DIVERSION SECURITY DEPOSIT" means any cash, check, credit card, or certified check in a form acceptable to the city, submitted to the City as pursuant to Section 13.38.090 of this chapter.

13.38.040 Covered projects.

The requirements set forth in this Chapter shall apply to all construction and demolition permits issued for any project types set forth in Subsections 13.38.040(A)-(D).

- A. Demolition. Any demolition of a structure involving one thousand square feet or more.

ORDINANCE NO. 501

B. Residential.

1. The construction of new residential structures, including single-family, multifamily, and condo conversions, regardless of the square footage of the floor area.
2. Additions or accessory structures to existing residential structures that involve one thousand five hundred square feet or more of floor area.

C. Commercial/Industrial.

1. The construction of all new commercial/industrial buildings.
2. Additions or accessory structures to existing commercial or industrial structures that involve one thousand five hundred square feet or more of floor area.
3. Tenant improvements that involve demolition of one thousand square feet or more of floor area.

D. City Sponsored Projects. City Sponsored Projects for which the city provides funding in excess of one hundred thousand dollars, or which fall within one of the above categories.

13.38.050 Exempt activities.

The following activities are exempt from the requirements of this chapter when alone or in combination with one another, except if the activity or activities is/are undertaken in conjunction with a project that is otherwise subject to this chapter:

- A. Projects for which a construction or demolition permit is not required.
- B. Projects for which only a plumbing, electrical or mechanical permit is required.
- C. Installation or repair of a retaining wall.
- D. Installation, replacement or repair of a carport, patio cover, balcony, trellis or fireplace.
- E. Installation, replacement or repair of a deck.
- F. Installation, replacement or repair of a fence.
- G. Installation, replacement, demolition or repair of a single-family residential swimming pool or spa.
- H. Installation, replacement, or repair of a pre-fabricated sign or the structure to which the sign is attached.
- I. Installation, replacement or repair of storage racks.

No exemption set forth above shall excuse compliance with the 2010 California Green Building Standards Code, as applicable.

13.38.060 Diversion requirements.

- A. Covered. It is required that a minimum fifty (50) percent by weight of C&D debris generated from Covered Projects shall be diverted from landfills by using recycling, reuse, and diversion programs.
- B. Non-Covered or Exempt. Applicants for Non-Covered and Exempt projects within the city are encouraged to divert at least fifty (50) percent of all project-related C&D debris.
- C. In the event of any type of disaster, the above stated diversion goals shall apply to all relief clean-up efforts. Tracking of disaster debris disposal data shall be the responsibility of the city through the methods provided for in this chapter.

ORDINANCE NO. 501

13.38.070 Diversion of Construction and Demolition Debris.

- A. For the purposes of this chapter, diversion of C&D debris may be achieved by any of the following methods:
 - 1. On-site Reuse;
 - 2. Acceptance of the C&D debris by a recycling facility; or
 - 3. Salvage, other donation, or reuse of the C&D debris acceptable to the Director of Development Services.
- B. Weighing of Wastes. Applicants shall make reasonable efforts to ensure that all C&D debris diverted or landfilled is measured and recorded using the most accurate method of measurement available. To the extent practical, all C&D debris shall be weighed by measurement on scales. Such scales shall be in compliance with all regulatory requirements for accuracy and maintenance. For C&D debris for which weighing is not practical due to small size or other considerations, a volumetric measurement shall be used. For conversion of volumetric measurements to weight, the Applicant shall use the standardized Conversion Rate table approved by the city for this purpose.
- C. All construction and debris recycling activities shall be conducted in a manner to comply with the Stormwater Management and Discharge Control Ordinance (SMC Chapter 13.42), as amended from time to time. At a minimum this shall include:
 - 1. Any demolition, removal, crushing, movement or loading operations shall be managed to prevent the discharge of dust or debris.
 - 2. Any solid or liquid spills shall be removed immediately.
 - 3. All stockpiles shall be covered and located away from concentrated flows of stormwater, drainage courses and inlets.
 - 4. Materials that are not stockpiled shall be stored off the ground and under cover.
 - 5. Any materials containing, or may reasonably be expected to contain hazardous materials shall be handled and stored in such a manner to prevent the release of hazardous materials.
 - 6. Covers shall be used on trucks transporting diverted waste.

13.38.080 Submittal of C&D Debris Management Plan.

- A. Except as otherwise provided in this chapter, applicants for any Covered Project shall submit a properly completed C&D Debris Management Plan (DMP), identifying all waste materials expected to be generated as a result of the project at the time of demolition or building permit application.
- B. No building or demolition permit shall be issued for a Covered Project unless the applicant has submitted a properly completed DMP to the satisfaction of the Director of Development Services.
- C. The DMP shall contain, at minimum, the following:
 - 1. The type of project;
 - 2. The total square footage of the project;
 - 3. The estimated weight of project construction and demolition debris to be generated by material type; and
 - 4. The debris material types that will be reused or salvaged, recycled, or disposed of in a landfill.
- D. The city will provide a Conversion Rate table for the purpose of calculating the volume and weight of construction and demolition debris. The applicant shall use the conversion rate table in estimating the weight of materials identified in the DMP.

ORDINANCE NO. 501

- E. In preparing the DMP, an applicant for a project involving the removal of all or part of an existing structure shall consider deconstruction to the maximum extent feasible, and shall make the materials generated available for salvage before placing in a landfill. These salvaged materials shall be included as part of the overall diversion rate.
- F. Acknowledgment of Responsibility. The DMP shall be signed by the applicant and/or owner indicating: (1) an understanding of consequences of not meeting the diversion requirement, and (2) that they are responsible for the actions of their subcontractors with regard to this diversion requirement.

13.38.090 Waste diversion security deposit requirements.

Except as otherwise provided for in this chapter, applicants for covered projects shall pay a refundable deposit prior to receiving a building or demolition permit. The amount of the deposit shall be calculated based on the square footage and type of project, per the Table 13.38.090A:

**Table 13.38.090A
SECURITY DEPOSIT REQUIREMENTS**

Project Type	Deposit per Square Foot	Maximum Deposit Required
New Construction	\$ 0.20	\$35,000
Renovation, Remodel, or Demolition	\$ 0.35	\$35,000

13.38.100 Submittal of C&D Debris Recycling Report

- A. Documentation. Within ninety (90) days of completion of the project, the applicant shall submit a C&D Debris Recycling Report (DRR) and documentation satisfactory to the Director of Development Services, to show how C&D debris generated by the Covered Project was diverted at the rates set forth in Section 13.38.060 of this Chapter. Such documentation for compliance shall include the following:
1. A copy of a completed C&D Debris Recycling Report (DRR).
 2. A copy of the previously approved C&D Debris Management Plan (DMP) for the project.
 3. Receipts from the vendor or facility which collected or received each material showing the actual weight or volume of that material, or if the improvements are part of a larger construction project, evidence of cumulative weight or volume of C&D material;
 4. For materials reused on site (e.g., crushed concrete for base material, wood for mulch) photographs are encouraged;
 5. Any additional information the applicant believes is relevant in demonstrating their efforts to comply in good faith.
- B. No deposit refunds shall be issued for a Covered Project unless a completed C&D Debris Recycling Report is approved for compliance with this section to the satisfaction of the Director of Development Services.

ORDINANCE NO. 501

13.38.110 Entitlement to refund of deposit.

- A. An Applicant of a Covered Project is eligible for a refund of the deposit paid provided the Applicant does all of the following:
 - 1. Requests a refund within ninety (90) days of the final inspection date for the Covered Project for which the deposit was paid, or requests a refund prior to final inspection when:
 - a. The project has a master developer and multiple commercial and/or retail tenants constructing their own Tenant Improvements;
 - b. The developer has completed construction of the project, except for the Tenant Improvements when the Tenant Improvements are the sole responsibility of the commercial and/or retail tenant.
 - 2. Provides evidence satisfactory to the Director of Development Services that the construction and demolition debris generated by the Covered Project was diverted consistent with the rates set forth in Section 13.38.060 of this Chapter.
- B. The Director of Development Services shall authorize the refund of any diversion deposit that was erroneously paid or collected.
- C. The Director of Development Services shall authorize the refund of any diversion deposit when the permit application is withdrawn or cancelled before any work has begun.

13.38.120 Failure to meet Diversion requirements.

If the Director of Development Services determines that an applicant for a Covered Project has not met the required diversion requirement set forth in 13.38.060, then the applicant's deposit may be forfeited to the City. In the event that the applicant can make a showing of hardship, the Director of Development Services may authorize a partial repayment of the deposit to the applicant. The amount of the partial refund shall be equal to the ratio of the diversion rate that was achieved for the project to the diversion rate that was required. A showing of hardship requires a written statement which documents 1) a lack of availability of markets for the C&D Debris landfilled; 2) a hardship that results from the size of the project; and/or 3) a documented showing that best efforts have been made to divert the C&D Debris.

13.38.130 Appeals.

Appeals of a determination made by the Director of Development Services or designee shall be made to the City Manager or designee. The appeal shall be in writing and sent to the city, postmarked within ten calendar days from the post-marked date of the Director of Development Services, or their designee's decision regarding the Applicant's failure to meet diversion requirements. The appeal shall be limited to the following issues: (1) whether the Applicant is entitled to a refund pursuant to Section 13.38.110; (2) whether the Applicant made a good faith effort to comply with the required percentage of diversion specified in the Waste Diversion Form; (3) in the case of a partial refund, the percentage of the deposit the Director of Development Services authorizes; and (4) whether the project is covered or exempt from this chapter. The Director of Development Services, or designee, shall have the opportunity to provide a written response to the applicant's appeal. Appeals shall be reviewed by an objective third party hearing officer. The decision of the hearing officer shall be final.

ORDINANCE NO. 501

13.38.140 Unclaimed and not refunded deposits and accrued interest.

A deposit which is not refunded or claimed in accordance with this chapter is the property of the city. All interest accruing on each deposit is the property of the city, and the applicant shall have no claim upon the interest.

13.38.150 Use of Deposits.

Deposits received by the city shall be used for the following purposes:

- A. The payment of refunds of deposits, as determined by the Director of Development Services.
- B. The payment of costs incurred in administering the city's waste diversion program.
- C. The development and implementation of additional policies and programs that are approved by the city council to promote diversion of construction and demolition debris from landfill disposal and to encourage the salvage, reuse, and recycling of that waste.
- D. The payment of costs to develop or improve infrastructure, including the costs of programs designed to develop or improve infrastructure, to divert construction and demolition debris from landfill disposal.
- E. The cost of programs and activities whose purpose is to promote diversion and recycling in the city.

13.38.160 Severability.

This chapter and the various parts thereof are declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

13.38.170 Public Education Requirements.

- A. Educational outreach and technical assistance to divert the maximum amount of C&D waste shall be provided to all stakeholders by the city and the city's franchised waste hauler.
- B. The city's franchised waste hauler will proactively provide information on all C&D waste recycling program efforts to residents, businesses and contractors requesting services. At a minimum, specific beneficial pricing examples of recycling versus landfill disposal tipping fee rates will be quoted.

SECTION 4: The City Council of the City of Santee hereby rescinds and replaces Chapters 15.02, 15.04, 15.08, 15.12, 15.16 and 15.18 of and adds Chapter 15.10 to the Santee Municipal Code as shown below:

ORDINANCE NO. 501

Chapter 15.02

ADMINISTRATIVE CODE

Sections:

- 15.02.010 Adoption of the Uniform Administrative Code and Finding.**
- 15.02.020 Deletions, revisions and additions to the Uniform Administrative Code.**
- 15.02.030 Section 102.2 amended.**
- 15.02.040 Section 202.11 added.**
- 15.02.050 Section 204.1 amended.**
- 15.02.060 Section 205 amended.**
- 15.02.070 Section 206 added.**
- 15.02.080 Section 301.1 amended.**
- 15.02.090 Section 301.2.1 amended.**
- 15.02.100 Section 301.2.2 amended.**
- 15.02.110 Section 303.6 added.**
- 15.02.120 Section 303.7 added.**
- 15.02.130 Section 304 amended.**
- 15.02.140 Section 305.2.1 added.**
- 15.02.150 Section 309.3 amended.**
- 15.02.160 Tables 3-A thru 3-H deleted.**

15.02.010 Adoption of the Uniform Administrative Code and Finding.

There is adopted as the city administrative code for the purpose of prescribing administrative and enforcement provisions for certain technical codes the Uniform Administrative Code, 1997 Edition, promulgated and published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California 90601, including such provisions as are hereinafter added, deleted or amended. The City Council finds the amendments made to the Uniform Administrative Code contained within this chapter are permitted because they do not entail amendments to the adopted California Building Standards Code (the "technical codes").

15.02.020 Deletions, revisions and additions to the Uniform Administrative Code.

Deletions, revisions and additions to the Uniform Administrative Code 1997 Edition, shall be as set forth in Section 15.02.030 through 15.02.130.

15.02.030 Section 102.2 amended.

Section 102.2 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following sentence to the end of the fourth paragraph:

The installation of wood shingle or shake roofing material for reroofing or repair which exceeds 25 percent of the project roof area within any 12 month period shall be as required for new roof installations or a minimum of Class B Rating.

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15.02.040 Section 202.11 added.

Section 202.11 of the Uniform Administrative Code, 1997 Edition, is added to read as follows:

Section 202.11 Permit History Survey. Upon receipt of a written request from the owner of a parcel of property for a Permit History Survey, and the payment of the fee specified in a resolution duly adopted by the city council, the building official may review city records and provide a report listing those building, plumbing, electrical and mechanical permits that have been issued for a specific parcel of property.

15.02.050 Section 204.1 amended.

Section 204.1 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 204.1 General. In order to hear and decide appeals or orders, decisions, or determinations made by the building Official relative to the application and interpretation of the technical codes, the city council shall serve as the appeals board. The applicant may appeal the order, decision, or determination of the building official by filing with the city clerk a written appeal within ten days after the date of the written decision.

15.02.060 Section 205 amended.

Section 205 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following:

Any person, firm or corporation violating any provision of this code or the technical codes shall be deemed guilty of a misdemeanor and upon conviction thereof, shall be fined an amount not to exceed five hundred dollars, or imprisoned for a period of not more than six months in the county jail, or both fine and imprisonment.

15.02.070 Section 206 added.

Section 206 of the Uniform Administrative Code, 1997 Edition, is added to read as follows:

Section 206. Any building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted, or demolished, equipped, used, occupied, or maintained contrary to the provisions of this code shall be and the same is hereby declared to be unlawful and a public nuisance. The city Attorney shall, upon order of the city council, commence necessary proceedings for the abatement, removal and/or enjoinder of any such public nuisance in the manner provided by law. Any failure, refusal or neglect to obtain a permit as required by Chapter 3 of this code shall be prima facie evidence of the fact that the public nuisance has been committed in connection with the erection, construction, enlargement, alteration, repair, movement, improvement, removal, conversion or demolition, equipment, use, occupation, or maintenance of a building or structure erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished, used, occupied, or maintained contrary to the provisions of this code or the technical codes.

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15.02.080 Section 301.1 amended.

Section 301.1 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following:

Permits shall not be issued for construction on a site where the city engineer determines that a grading permit or public improvements are required until the city engineer or his/her representative notifies the building official in writing that grading or public improvements has been satisfactorily completed to allow building permits to be issued.

Permits shall not be issued if the city engineer determines that flooding or geologic conditions at the site may endanger the public safety or welfare.

15.02.090 Section 301.2.1 amended.

Section 301.2.1 Building Permits, of the Uniform Administrative Code, 1997 Edition, is amended by adding the following subsections 12 through 16:

1. through 11. remain unchanged.
12. Satellite dish antenna, other than roof-mounted, in Office, Commercial, and Industrial zoning districts
13. Attached open residential patio covers structures up to 120 square feet in projected roof area. These structures must be attached to an R-3 occupancy.
14. Fences not over 8 feet high, where permitted to be installed by City Zoning Code in commercial and industrial zones.
15. Installation of metal storage containers for use as temporary storage structures. This exception does not apply to any structure used as defined under 'habitable space' in section 209 of the Uniform building Code. This exemption is intended to be applied only to prefabricated shipping and cargo containers commonly used in the shipping and trucking industries.
16. Repairs which involve only the replacement of component parts of existing work with similar materials only for the purpose of maintenance and which do not aggregate over \$750.00 in valuation and do not affect any electrical or mechanical installations. Repairs exempt from permit requirements shall not include any addition, change or modification in construction, exit facilities or permanent fixtures or equipment. Specifically exempt from permit requirements without limit to valuation are:
 - a. Painting
 - b. Installation of floor covering
 - c. Cabinet work
 - d. Outside paving not involving restriping of disabled access parking stalls.

15.02.100 Section 301.2.2 amended.

Section 301.2.2 of the Uniform Administrative Code, 1997 Edition, is amended by adding the following subsection 3:

3. The installation of replacement plumbing fixtures provided such replacements do not involve or require relocation of fixtures or rearrangement of valves or piping.

ORDINANCE NO. 501

15.02.110 Section 303.6 added.

Section 303.6 of the Uniform Administrative Code, 1997 Edition is added to read as follows:

303.6 SOLAR WATER HEATERS PRE-PLUMBING AND STORAGE TANK SPACE REQUIREMENT.

1. Any other provisions on this chapter to the contrary notwithstanding, no permit shall be issued by the administrative authority for a new residential building unless said building includes plumbing and adequate space for installation of a solar storage tank specifically designed to allow the later installation of a system which utilizes solar energy as the primary means of heating domestic potable water. No building permit shall be issued unless the plumbing required pursuant to this section is indicated in the building plans. Pre-plumbing and storage tank configuration shall be designed and installed to the satisfaction of the administrative authority. This section shall apply only to those new residential buildings for which a building permit was applied for after the effective date of the ordinance amending this section.

2. The administrative authority is hereby authorized to exempt those applications from the provisions of this section which the administrative authority determines do not have feasible solar access due to shading, building orientation, construction constraints, or configuration of the subdivision parcel.

15.02.120 Section 303.7 added.

Section 303.7 of the Uniform Administrative Code, 1997 Edition, is added to read as follows:

303.7 SWIMMING POOL HEATERS.

1. Any other provisions of this chapter to the contrary notwithstanding, no permit shall be issued for a new or replacement fossil swimming pool heater unless a solar system with a collector area a minimum of fifty percent of the surface area of the swimming pool being heated is also installed as the primary heat source for the swimming pool.

2. A fossil fuel swimming pool heater is defined as one which uses nonrenewable fuel including but not limited to natural gas, propane, diesel and electricity.

3. As used in this section a swimming pool means any confined body of water exceeding two feet in depth, greater than one hundred fifty square feet in surface area, and located either above or below the existing finished grade of the site, designed, used or intended to be used for swimming, bathing or therapeutic purposed.

EXCEPTION: A separate spa and a spa built in conjunction with a swimming pool may be heated by fossil fuels, provided the heating source cannot be used to heat the swimming pool.

4. Other provisions of this section notwithstanding, the owner of a swimming pool may request of the administrative authority a waiver of all, or a portion, of the requirements contained in this section when topographic conditions, development, or existing trees on or surrounding the swimming pool or probable location of the solar collection system preclude effective use of the solar energy system due to shading; or the swimming pool is located in a permanent, enclosed structure.

5. An applicant dissatisfied with a decision of the administrative authority relating to modification or waiver under this section may appeal said decision to the city council by filing a written appeal with the city clerk within ten days of the issuance of the written decision. The decision of the city council in the case of any such appeal shall be final.

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15.02.130 Section 304 amended.

Section 304 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 304. FEES

Section 304.1 GENERAL. Fees shall be assessed as set forth in a resolution duly adopted by the city council.

Section 304.2 PERMIT FEES. The fee for each permit shall be as set forth in a resolution duly adopted by the city council.

The determination of value or valuation under any of the provisions of these codes shall be made by the building official. The value to be used in computing building permit and building plan review fees shall be the total value of all construction work for which the permit is issued as well as all finish work, painting roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems and any other permanent equipment. The permit fees for those projects subject to State energy code compliance and /or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the city council.

Section 304.3 PLAN REVIEW FEES. When submittal documents are required by section 302.2, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be set forth in a resolution duly adopted by the City Council. The plan review fee for electrical, mechanical, and plumbing work shall be set forth in a resolution duly adopted by the City Council. The plan review fees for State energy code compliance and /or State disabled access regulation compliance shall be as set forth in a resolution duly adopted by the City Council. The plan review fees specified in this section are separate fees from the permit fees specified in Section 304.2, and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 302.4.2, an additional plan review fee shall be charged at the rate set forth in a resolution duly adopted by city council.

Section 304.4 EXPIRATION OF PLAN REVIEW. An application for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not to exceed 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. An application shall not be extended more than once. An application shall not be extended if this code or any other pertinent laws or ordinances have been amended subsequent to the date of application. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

Section 304.5 INVESTIGATION FEES: WORK WITHOUT A PERMIT.

Section 304.5.1 INVESTIGATION. Whenever any work for which a permit is required by this code has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work.

Section 304.5.2 FEE. An investigation fee, in addition to the permit fee, shall be equal to the amount of the permit fee required by this code. The minimum fee shall be the same as the minimum permit fee set forth in a resolution duly adopted by the city council. The payment of such investigation fee shall not exempt an applicant from compliance with all other provisions of either this code or the technical codes nor from any penalty prescribed by law.

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Section 304.6 FEE REFUNDS. The building official may authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid has been withdrawn or cancelled before any examination has been expended.

The building official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 304.7 PERMIT HISTORY SURVEY FEE. The fee for conducting a permit history survey for an existing structure or facility shall be as set forth in a resolution duly adopted by city council.

Section 304.8 DEMOLITION PERMIT FEE. The fee for a permit to demolish a building shall be as set forth in a resolution duly adopted by the city council.

Section 304.9 FEE EXCEPTIONS: the government of the United States of America, the State of California, local school districts proposing work exempt from building permits, the County of San Diego, and the City shall be required to pay for filing an application for a building permit pursuant to this code unless city plan review and inspection services are requested. If so requested, the fee schedules adopted in a resolution by city council shall apply.

15.02.140 Section 305.2.1 added.

Section 305.2.1 is added to the Uniform Administrative Code, 1997 Edition, to read as follows:

Section 305.2.1 CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of the outlets on each circuit, shall be posted at the service equipment location prior to requesting inspection of rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

15.02.150 Section 309.3 amended.

Section 309.3 of the Uniform Administrative Code, 1997 Edition, is amended to read as follows:

Section 309.3 CERTIFICATE ISSUED. After final inspection where the building official has inspected the building or structure and has found no violations of the provisions of this code or other laws which are enforced by the building division, the building official shall indicate approval on the Inspection Record Card, and the signed Inspection Record Card shall serve as the Certificate of Occupancy.

15.02.160 Table Nos. 3-A thru 3-H deleted.

Table Nos. 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H of the Uniform Administrative Code, 1997 edition, are deleted.

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Chapter 15.04

BUILDING CODE

Sections:

- 15.04.010 Adoption of the California Building Code, Part 2, Title 24 of the California Code of Regulations.**
- 15.04.020 Findings.**
- 15.04.030 Deletions, revisions and additions to the California Building Code and the Uniform Building Code, 2010 Edition.**
- 15.04.040 Chapter 1 deleted.**
- 15.04.050 Table 1505.1 amended.**
- 15.04.060 Appendices C, H and I adopted.**

15.04.010 Adoption of the California Building Code, Part 2, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city building code for the purpose of prescribing regulations in the City of Santee for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2010 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. which is based on the International Building Code, 2009 Edition, including those Appendix Chapters shown as adopted by this Chapter. Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Santee shall be in conformance with the 2010 California Building Code published by the California Building Standards Commission.

15.04.020 Findings.

The City of Santee has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the 2010 California Building Code. Therefore, this chapter alters the 2010 California Building Code, to require more fire retardant roof coverings.

15.04.030 Deletions, revisions and additions to the California Building Code and the Uniform Building Code, 2010 Edition.

Deletions, revisions and additions to the 2010 California Building Code shall be as set forth in Sections 15.04.040 through 15.04.60.

15.04.040 Chapter 1, ADMINISTRATION, Deleted.

Chapter 1, ADMINISTRATION, DIVISION II, of the 2010 California Building Code, is deleted.

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15.04.050 Table 1505.1 Amended.

Table 1505.1 of the 2010 California Building Code and the International Building Code, 2006 Edition, is amended to read as follows:

**TABLE 1505.1
MINIMUM ROOF COVERING CLASSIFICATION
FOR TYPE OF CONSTRUCTION**

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

15.04.060 Appendices C, H and I adopted.

Appendix C, H and I are adopted.

Chapter 15.06

RESIDENTIAL CODE

Section:

15.06.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

15.06.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city residential code for the purpose of establishing provisions for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade the 2010 California Residential Code. Except as otherwise provided by this Chapter and chapter 15.02 of the City of Santee Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal or demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade within the City of Santee, shall be in conformance with the 2010 California Residential Code, published by the California Building Standards Commission.

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Chapter 15.08

ELECTRICAL CODE

Section:

15.08.010 Adoption of the California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

15.08.010 Adoption of the California Electrical Code, Part 3, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Santee for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2010 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code based on the National Electrical Code, 2008. Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, all installation, alteration or repair of electrical systems within the City of Santee shall be in conformance with 2010 California Electrical Code published by the California Building Standards Commission.

Chapter 15.10

GREEN BUILDING CODE

Section:

15.10.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

15.10.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city green building code for the purpose of enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices, the 2010 California Green Building Standards Code, Part 11, Title 24 California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, planning, design, operation, construction, use and occupancy of every newly constructed building or structure shall conform with the 2010 California Green Building Standards Code, published by the California Building Standards Commission.

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Chapter 15.12

PLUMBING CODE

Sections:

- 15.12.010 Adoption of the California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.**
- 15.12.020 Deletions and Additions to the California Plumbing Code and the Uniform Plumbing Code, 2006 Edition.**
- 15.12.030 Chapter 1 – ADMINISTRATION, DIVISION II, Deleted.**
- 15.12.040 Appendices A, B, D, G and I Adopted.**

15.12.010 Adoption of the California Plumbing Code, Part 5, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city plumbing code for the purpose of prescribing regulations in the City of Santee for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2010 California Plumbing Code, Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Plumbing Code 2009 Edition . Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Santee shall be in conformance with 2010 California Plumbing Code, published by the California Building Standards Commission.

15.12.020 Deletions and Additions to the California Plumbing Code and the Uniform Plumbing Code, 2006 Edition.

Deletions and additions to the 2010 California Plumbing Code, shall be as set forth in Section 15.12.030 and 15.12.040

15.12.030 Chapter 1 – ADMINISTRATION, DIVISION II, Deleted.

Chapter 1 – ADMINISTRATION, DIVISION II of the 2010 California Plumbing Code, is deleted.

15.12.040 Appendices A, B, D, G and I Adopted.

Appendix Chapters A, B, D, G and I of the 2010 California Plumbing Code, are adopted.

ORDINANCE NO. 501

Chapter 15.16

MECHANICAL CODE

Sections:

- 15.16.010 Adoption of the California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.**
- 15.16.020 Deletions to the California Mechanical Code.**
- 15.16.030 Chapter 1 -- ADMINISTRATION, DIVISION II, Deleted.**

15.16.010 Adoption of the California Mechanical Code, Part 4, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the City of Santee for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2010 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. based on the Uniform Mechanical Code, 2009 Edition. Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with 2010 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.16.020 Deletions to the California Mechanical Code.

Deletions to the 2010 California Mechanical Code shall be as set forth in Sections 15.16.030.

15.16.030 Chapter 1 -- ADMINISTRATION, DIVISION II, Deleted.

Chapter 1 -- ADMINISTRATION, DIVISION II, of the 2010 California Mechanical Code, is deleted.

ORDINANCE NO. 501

Chapter 15.18

ENERGY CODE

Section:

15.18.010 Adoption of the California Energy Code, Part 6, Title 24 of the California Code of Regulations.

15.18.010 Adoption of the California Energy Code, Part 6, Title 24 of the California Code of Regulations.

There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the City of Santee for the conservation of energy the 2010 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. and the California Energy Code, 2010 Edition. Except as otherwise provided by this Chapter and Chapter 15.02 of the City of Santee Municipal Code, all construction of buildings where energy will be utilized shall be in conformance with California Energy Code and any rules and regulations promulgated pursuant thereto, including the California Energy Code, 2010 Edition, published by the California Energy Commission.

SECTION 5: The City Council of the City of Santee hereby amends Title 17, Chapter 24, "Parking", Section 17.24.040(C) by adding subsections (a) and (b) to 17.24.040(C)(3), adding 17.24.040(C)(4) and Table 17.24.040A (renumbering subsequent subsections 4 and 5 accordingly) as shown below:

17.24.040 Parking Requirements.

C. Special Requirements. The following parking requirements are applicable to all commercial, industrial and office land uses. These special stalls shall be closest to the facility for which they are designated in order to encourage their use.

3. Bicycles: All commercial and office areas shall provide adequate locking facilities for bicycle parking at any location convenient to the facility for which they are designated. Whenever possible, weatherproofing or facility covering should be used.

a. Short-Term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

b. Long-Term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5 percent of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include:

- i. Covered, lockable enclosures with permanently anchored racks for bicycles;
- ii. Lockable bicycle rooms with permanently anchored racks; and

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iii. Lockable, permanently anchored bicycle lockers.

4. Clean air vehicles: Provide designated parking for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles, as follows:

TABLE 17.24.040A
CLEAN AIR VEHICLE PARKING REQUIREMENTS

TOTAL NUMBER OF PARKING SPACES REQUIRED	NUMBER OF CLEAN AIR SPACES REQUIRED
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
200 and over	At least 8 percent of total

a. Parking stall marking. Paint, in the same paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR VEHICLE

b. Low-emitting, fuel-efficient, and vanpool vehicles shall have the meaning set forth in the California 2010 Green Building Standards Code, Section 5.102 Definitions.

c. Parking designated for "clean air vehicles", including spaces associated with electric charging stations, shall count toward meeting the minimum on-site parking space requirements set forth in this Chapter.

SECTION 6: Severability. If any provision or clause of this Ordinance or the application thereof is held unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, clauses, or applications of this Ordinance which can be implemented without the invalid provision, clause, or application, it being hereby expressly declared that this Ordinance, and each section, subsection, sentence, clause, and phrase hereof would have been prepared, proposed, approved, adopted and/ or ratified irrespective of the fact that any one or more sections, subsections, sentences, clauses, and/or phrases may be declared invalid or unconstitutional.

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SECTION 7: This Ordinance shall become effective thirty (30) days after its passage.

SECTION 8: The City Clerk is hereby directed to certify the adoption of this ordinance and cause the same to be published as required by law.

INTRODUCED AND FIRST READ at a Regular Meeting of the City Council of the City of Santee, California, on the 10th day of November 2010, and thereafter **ADOPTED** at a Regular Meeting of said City Council held on the 12th day of January 2011, by the following vote to wit:

AYES: DALE, MCNELIS, MINTO, RYAN, VOEPEL

NOES: NONE

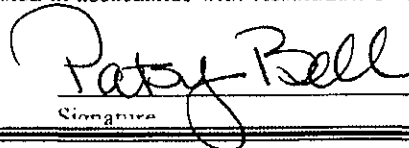
ABSENT: NONE

APPROVED:


RANDY VOEPEL, MAYOR

ATTEST:


PATSY BELL, CMC, INTERIM CITY CLERK

State of California } County of San Diego } ss. City of Santee }	AFFIDAVIT OF POSTING ORDINANCE
I, <u>Patsy Bell, CMC, Interim City Clerk</u> of the City of Santee, hereby declare, under penalty of perjury, that a certified copy of this Ordinance was posted in accordance with Resolution 61-2003 on <u>January 13, 2011</u> at <u>3:00 p.m.</u>	
 Signature	<u>1/13/11</u> Date